



THE ULTIMATE FLEX HOME

The 1+2

Two spaces. One breezeway. One permit.

A modern real estate strategy disguised as architecture — combining The Lilly and The Haven into one seamless, income-generating compound.

GET PRICING

UNIT 1 - PRIMARY

The Lilly

844 sq ft | 2 Bed | 1 Bath | 19'9" ceiling

2 Bedrooms | 1 Full Bath | 844 Sq Ft

ARCHITECTURAL BREEZEWAY | SHARED ENTRANCE

UNIT 2 - SECONDARY

The Haven

640 sq ft | 1 Bed | 1 Bath | 10'6" ceiling

1 Bedroom | 1 Full Bath | 640 Sq Ft

COMBINED TOTAL (incl. breezeway)

1,484 sq ft

One Building Permit

1,484+ TOTAL SQ FT

3 BEDROOMS

2 FULL BATHROOMS

1 BUILDING PERMIT

2 INDEPENDENT UNITS

POSSIBILITIES



PROUDLY CANADIAN CRAFTED

Two Spaces. One Vision.

Introducing The 1+2 — an innovative design that combines the best of The Lilly and The Haven, seamlessly joined by a stunning modern breezeway. This is not just a home. It's a lifestyle solution, an income opportunity, and a future-proof design all in one.

The 1+2 offers the unmatched flexibility of two fully separate living spaces under one roof — with one building permit, one unified exterior, and infinite strategic value.

Dual Independent Units | Architectural Breezeway | Single Permit

SIPS Construction | Canadian Steel | Multi-Gen Ready

UNIT 1 - PRIMARY RESIDENCE

The Lilly

Intimate. Atmospheric. Uncompromising.

Area	844 sq ft
Bedrooms	2 Spacious Rooms
Bathrooms	1 Full Bath
Ceiling Height	19' 9" Vaulted
Layout	Open Concept
Laundry	Integrated
Walls	25mm PVC Panels
Windows	CSA Multi-Pane Low-E

UNIT 2 - SECONDARY / ADU

The Haven

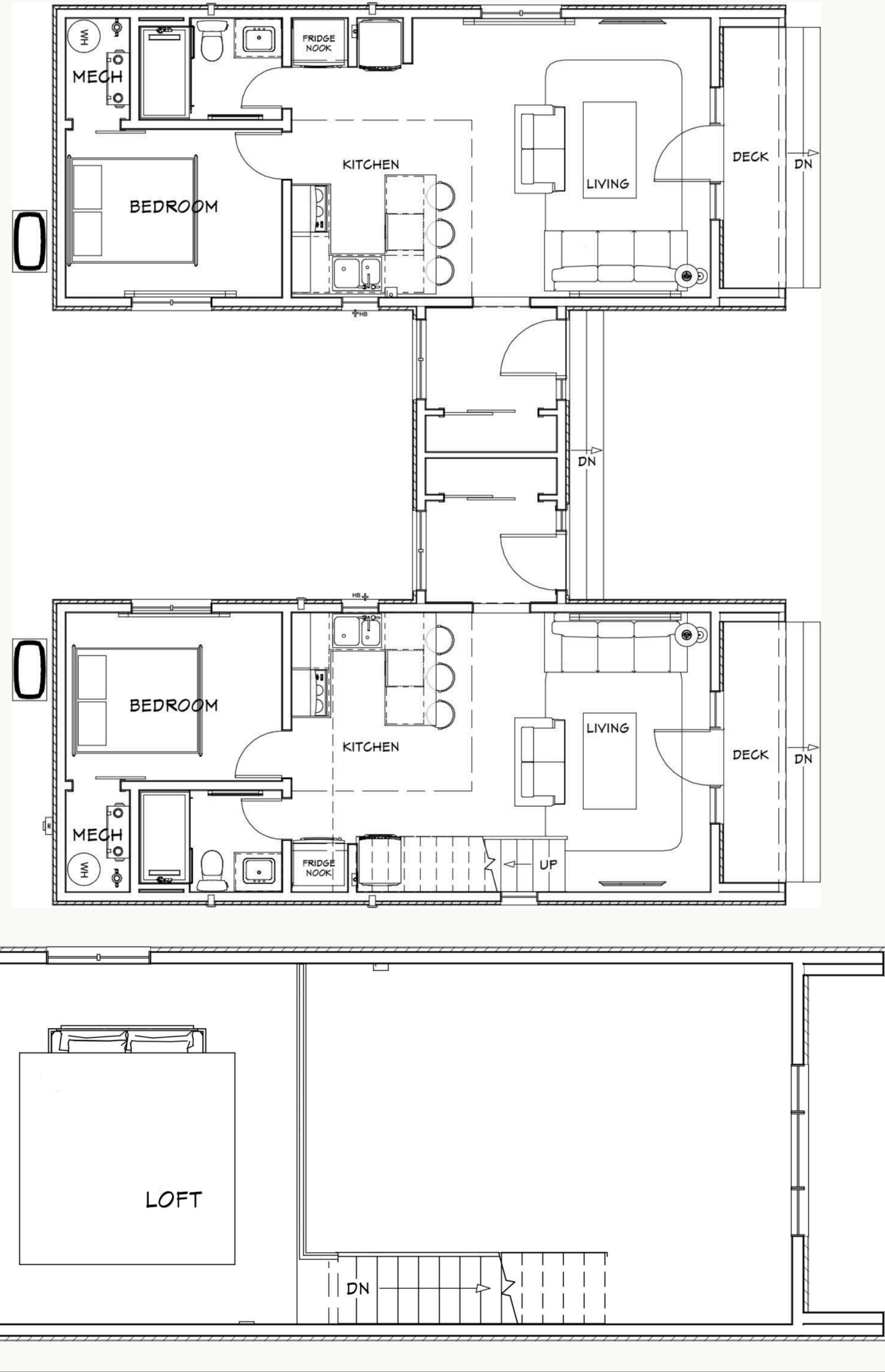
Spacious Scandinavian Living. Perfectly Designed.

Area	640 sq ft
Bedrooms	1 Bedroom
Bathrooms	1 Full Bath
Ceiling Height	10' 6"
Layout	Open Concept
Laundry	Integrated
Walls	25mm PVC Panels
Windows	CSA Multi-Pane Low-E

FLOOR PLAN

See Every Square Foot.

Toggle between the individual units and the full combined compound layout. Each space is fully self-contained with its own entrance, utilities, and living areas.



FLEX ENGINEERING

The Hybrid DNA.



SIPS Envelope

Advanced Structural Insulated Panels for both units, ensuring unified energy performance and Canadian code excellence across the entire compound.



Flex-Living Architecture

A hybrid design allowing for two fully independent rental units, a guest suite, or one massive multi-generational home — your choice, any time.



Investment Power

Maximize ROI by renting both sides independently, or offset your mortgage by living in one and leasing the other. The math works beautifully.



Unified PVC Surfaces

Cohesive 25mm PVC interior finishes across both zones create a unified, durable, and maintenance-free modern aesthetic throughout.



Steel Cladding

A bold, unified exterior in Canadian steel creates a monolithic Scandinavian compound — one architectural statement, two complete homes.



Architectural Breezeway

A stunning modern corridor providing physical separation, acoustic privacy, and a shared signature entrance that defines the compound.

FULL SPECIFICATIONS

Built to Perform.

FOOTPRINT & VOLUME

Lilly Area	844 sq ft
Haven Area	640 sq ft
Total Footprint	1,484+ sq ft
Bedrooms	3 (2+1)
Bathrooms	2 Full (1+1)
Lilly Ceiling	19' 9" Vaulted
Haven Ceiling	10' 6"

STRUCTURAL PERFORMANCE

Construction	Advanced Dual-Unit SIPS
Connection	Insulated Breezeway
Permitting	Single Permit Compliant
Cladding	Canadian Vertical Steel
Insulation	High-Density EPS Core
Standard	Canadian Building Code+

INTERIOR STANDARDS

Wall Finish	25mm Architectural PVC
Flooring	Waterproof Impact PVC
Glazing	Dual CSA Low-E Packages
Mechanical	Split HVAC — Both Units
Laundry	Integrated Both Units
Entry	Independent + Shared Dway

PERFECT FOR

Versatile By Design.



Dual Rental Income

Two independent rental units — rent both sides for maximum cash flow. The 1+2 is one of the most powerful income-generating residential designs available at this price point.



Multi-Generational Living

The perfect granny flat, guest suite, or private space for older kids or returning family — total privacy with the intimacy of proximity.



Live + Rent

Live in the Lilly and rent the Haven, or vice versa, for a smart owner-occupied investment that helps pay your mortgage from day one.



Expansive Family Home

Use as one single-family home with two distinct zones for ultimate flexibility — a sprawling 1,484 sq ft home with architectural character.



Flexible. Functional. Financially Powerful.

The 1+2 isn't just a home design — it's a smart real estate strategy. A modern architectural compound built for today's world.

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